



COMMERCIAL BOARD OF ADJUSTMENT DECISIONS

Friday, July 6th, 2012
10:00 AM
1000 Throckmorton
City Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

Handwritten signature
07/10/12

BOARD MEMBERS:

Dan Moore
Wendy Vann Roach
Gene Miers
Norris Fletcher
Carl Logan (Alternate)
Jake Petras
Michael Wellbaum, Chair
James Hill
Wade Chappell (Alternate)
Johanna McCully-Bonner, Vice Chair
Marlene Beckman

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I. 9:00 A.M. WORK SESSION

Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 10:00 A.M. PUBLIC HEARING

Council Chamber

A. Approval of Minutes of June 6th 2012 Hearing

APPROVED
5-0-4

B. Cases on Today's Agenda

III. 12:00 P.M. LUNCH AND STAFF BRIEFING

Pre-Council Chamber

A. Telecommunication Tower Ordinance.....Staff

1:00 P.M. CONTINUATION OF PUBLIC HEARING

Council Chamber

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



A. Continued Cases:

1. **BAC-12-045** **Bailey Apartments LTD by Alliance Residential Co.** **CD7**
150 & 160 St Donovan St.
- a. Request a **VARIANCE** in a "MU-1" Low Intensity Mixed-Use District to permit the construction of new residential buildings with four (4) stories in height where a maximum of three (3) story building height is allowed, excessive by one (1) story.
- APPROVED 7/2**
- b. Request a **VARIANCE** in a "MU-1" Low Intensity Mixed-Use District to permit the construction of new residential buildings with fifty eight (58) dwelling units per acre where a maximum of forty (40) dwelling units per acre are allowed, excessive by eighteen (18) dwelling units per acre.
- APPROVED 7/2**

B. New Cases:

1. **BAC-12-059** **Chesapeake Land Development Company, LLC** **CD7**
11538 Old Weatherford Rd.
- a. Request a **SPECIAL EXCEPTION** in a "E" Neighborhood Commercial District to permit the construction of a telecommunications tower.
- APPROVED 9/0**
- b. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the construction of a telecommunications tower one hundred and eighty (180) feet in height where a maximum of forty five (45) feet height is allowed, excessive by one hundred and thirty five (135) feet.
- APPROVED 9/0**
- c. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the construction of a telecommunications tower within two hundred and fifty (250) feet of Multifamily district to the east side of the property line.
- APPROVED 9/0**
- d. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the construction of a telecommunications tower within five hundred (500) feet of One-Family district to the south side of the property line.
- APPROVED 9/0**
2. **BAC-12-060** **CASE HEARD ON JUNE 06, 2012**



3. **BAC-12-061** **Kommana Vongphakdy** **CD7**
7105 Marvin Brown St.
- a. Request a **VARIANCE** in a "A-5" One-Family District to permit the installation of a new carport encroaching approximately sixteen (16) feet into the required twenty (20) foot projected front yard setback, creating an approximate four (4) foot front yard setback along Seth Barwise St. **STIPULATING TIED TO THE SITE PLAN.**
- APPROVED 7/2**
- b. Request a **VARIANCE** in a "A-5" One-Family District to permit the installation of a new carport encroaching approximately six (6) feet into the required ten (10) foot side yard setback, creating an approximate four (4) foot side yard setback along Hereford Dr. **STIPULATING TIED TO THE SITE PLAN.**
- APPROVED 7/2**
4. **BAC-12-062** **Maria Duran** **CD8**
3912 E. 1ST St.
- a. Request a **VARIANCE** in an "I" Light Industrial District to permit the construction of a new building providing ten (10) parking spaces where a minimum of fifteen (15) parking spaces are required, deficient by five (5) parking spaces.
- DENIED WITHOUT PREJUDICE 9/0**
5. **BAC-12-063** **Amy Schuster & Arthur Ruben by Kevin Gaston** **CD9**
4224 W. Vickery Blvd.
- a. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit a commercial business providing forty six (46) parking spaces where a minimum of sixty five (65) parking spaces are required, deficient by nineteen (19) parking spaces.
- APPROVED 9/0**



6. **BAC-12-064** **Gryphon Acquisitions Ltd. by Alex Veigel** **CD9**
2832 Forest Park Blvd.
- a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the installation of an auxiliary parking lot for an apartment.
CONTINUED TO AUGUST 1, 2012 9/0
- b. Request a **VARIANCE** in a "B" Two-Family District to permit the installation of an auxiliary parking lot without providing the chained and locked facility at night.
CONTINUED TO AUGUST 1, 2012 9/0
- c. Request a **VARIANCE** in a "B" Two-Family District to permit the installation of an auxiliary parking lot without providing the required screening fence.
CONTINUED TO AUGUST 1, 2012 9/0
- d. Request a **VARIANCE** in a "B" Two-Family District to permit the installation of an auxiliary parking lot without providing the required landscaped buferyard.
CONTINUED TO AUGUST 1, 2012 9/0
- e. Request a **VARIANCE** in a "B" Two-Family District to permit the installation of an auxiliary parking lot without providing the irrigation in the buferyard.
CONTINUED TO AUGUST 1, 2012 9/0
7. **BAC-12-065** **Hulen Risinger Ltd. by Tommy Bell** **CD6**
8533 S. Hulen St.
- a. Request a **SPECIAL EXCEPTION** in a "E" Neighborhood Commercial District to permit the installation of an electronic changeable copy sign on a monument sign along west side of the property line.
APPROVED 9/0
- b. Request a **SPECIAL EXCEPTION** in a "E" Neighborhood Commercial District to permit the installation of an electronic changeable copy sign on a monument sign along south side of the property line.
APPROVED 9/0
- c. Request a **VARIANCE** for the installation of monument signs encroaching approximately fifteen (15) feet into the required twenty (20) foot front yard setback creating an approximate five (5) foot front yard setback along South Hulen St.
APPROVED 9/0
- d. Request a **VARIANCE** for the installation of monument signs encroaching approximately nineteen (19) feet into the required twenty (20) foot front yard setback creating an approximate one (1) foot front yard setback along West Risinger Rd.
APPROVED 9/0



8. **BAC-12-066**

Tommy Bell

3700 Basswood Blvd.

CD4

- a. Request a **SPECIAL EXCEPTION** in a "E" Neighborhood Commercial District to permit the installation of an electronic changeable copy sign on a monument sign along west side of the property line.

APPROVED 9/0

- b. Request a **SPECIAL EXCEPTION** in a "E" Neighborhood Commercial District to permit the installation of an electronic changeable copy sign on a monument sign along north side of the property line.

APPROVED 9/0

- c. Request a **VARIANCE** for the installation of monument signs encroaching approximately fifteen (15) feet into the required twenty (20) foot front yard setback creating an approximate five (5) foot front yard setback along Basswood Blvd.

APPROVED 9/0

- a. Request a **VARIANCE** for the installation of monument signs encroaching approximately fifteen (15) feet into the required twenty (20) foot front yard setback creating an approximate five (5) foot front yard setback along North Riverside Dr.

APPROVED 9/0

9. **BAC-12-067**

Macy's Retail Holdings, Inc. by Brian E. Fetz

4620 S. Hulen St.

CD3

- a. Request a **VARIANCE** in a "F" General Commercial District to permit the installation of an illuminated detached sign providing approximately five hundred and eight four (584) square feet signage area where a maximum of approximate four hundred and twenty three (423) square feet signage area is allowed, excessive by approximately one hundred and sixty one (161) square feet.

APPROVED 9/0

- b. Request a **VARIANCE** in a "F" General Commercial District to permit the installation of an illuminated detached sign providing twenty five feet six inches (25'6") sign width where a maximum of twenty four (24) foot sign width is allowed, excessive by one foot six inches (1'6").

APPROVED 9/0

- c. Request a **VARIANCE** in a "F" General Commercial District to permit the installation of an illuminated detached sign providing approximately ninety three (93) square feet non-illuminated materials in the sign face area where a minimum of one hundred and ten (110) square feet area of non-illuminated materials is required in the sign face area, deficient by approximately seventeen (17) square feet.

APPROVED 9/0



10. **BAC-12-068** **Zero Twelve Point Four, LP by JLB Contracting LLC** **CD2**
11508 Alta Vista Rd.
- a. Request a **SPECIAL EXCEPTION** in a "E" Neighborhood Commercial District to permit the portable concrete batch plant for a period of approximately twenty (20) months.
DENIED WITHOUT PREJUDICE 7/2
- b. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit to locate the portable concrete batch plant within six hundred (600) feet of residential homes.
DENIED WITHOUT PREJUDICE 7/2
11. **BAC-12-069** **YMCA Assn. Metropolitan FW by Capital Telecom Acquisition, LLC** **CD7**
6200 Sand Springs Rd.
- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a stealth telecommunications tower. **STIPULATING APPROVED FOR STEALTH 'MONO-PINE' TREE TOWER DESIGN**
APPROVED 9/0
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a stealth telecommunications tower of one hundred (100) feet in height where a maximum of thirty five (35) feet height is allowed, excessive by sixty five (65) feet.
APPROVED 9/0
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a stealth telecommunications tower without providing the required landscaping.
APPROVED 9/0
12. **BAC-12-070** **LT Sports by Scott Ford** **CD7**
251 Settlement Plaza Rd.
- a. Request a **VARIANCE** in a "PD-410 (G)" Planned Development District to permit the construction of a new metal building providing zero (0) percent non-metal materials on the exterior building façade where a minimum of fifty (50) percent non-metal materials are required, deficient by fifty (50) percent.
APPROVED 9/0
13. **BAC-12-071** **GNL Ridglea, LLC by Signs MFG & Maint Co.** **CD3**
6300 Ridglea Pl.
- a. Request a **VARIANCE** in a "MU-2" High Intensity Mixed-Use District to permit the installation of an illuminated attached sign providing approximately three hundred and eleven (311) square feet signage area where a maximum of approximate two hundred and sixty four (264) square feet signage area is allowed, excessive by approximately forty seven (47) square feet.
APPROVED 9/0



14. **BAC-12-072** **Mental Health Mental Retardation of Tarrant County by John McBride** **CD2**
2400 NW 24th St.
- a. Request a **VARIANCE** in a "CF" Community Facilities District to permit the installation of a monument sign twelve (12) feet in height where a maximum of eight (8) feet height is allowed, excessive by four (4) feet.
- DENIED WITHOUT PREJUDICE 9/0**
- b. Request a **VARIANCE** in a "CF" Community Facilities District to permit the installation of a monument sign encroaching approximately eighteen (18) feet into the required twenty (20) foot front yard setback, creating an approximate two (2) foot front yard setback.
- DENIED WITHOUT PREJUDICE 9/0**
15. **BAC-12-073** **Belknap-Beach Ltd. by Teague Nall & Perkins, Inc.** **CD4**
3812 E. Belknap St.
- a. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the construction of a dumpster pad and screening wall encroaching approximately eight (8) feet into the required ten (10) foot rear yard setback, creating an approximate two (2) foot rear yard setback.
- APPROVED 8/0/1**
16. **BAC-12-074** **D R Horton-Texas Ltd.** **CD7**
1416 Twisting Star Dr.
- a. Request a **VARIANCE** in a "PD-564" Planned Development District to permit continued use of a model home within three hundred (300) feet of an occupied residence for a period of three years.
- DENIED WITHOUT PREJUDICE 9/0**
17. **BAC-12-075** **Kingdom Manifesters** **CD8**
2401 McCurdy St.
- a. Request a **VARIANCE** in a "I" Light Industrial District to permit the installation of an illuminated monument sign encroaching approximately eighteen (18) feet into the required twenty (20) foot front yard setback, creating an approximate two (2) foot front yard setback.
- APPROVED 9/0**
18. **BAC-12-076** **Impression Homes LLC.** **CD5**
5617 Thunder Bay Dr.
- a. Request a **VARIANCE** in a "PD-518" Planned Development District to permit the construction of a model home within three hundred (300) feet of an occupied residence for a period of three years.
- APPROVED 9/0**



Board of Adjustment-Commercial
July 6, 2012

8

19. BAC-12-077

White Settlement ISD by Identify Management
9850 Legacy Dr.

CD7

- a. Request a **SPECIAL EXCEPTION** in a "CF" Community Facilities District to permit the installation of an electronic changeable copy sign on a monument sign. **STIPULATING SIGN CHANGES ONLY ONCE IN EVERY 1 MINUTE AND NO ILLUMINATION BETWEEN 10:00 P.M TO 6:00 A.M.**

APPROVED 9/0

- b. Request a **VARIANCE** in a "CF" Community Facilities District to permit the installation of an illuminated monument sign adjacent to a residential district.

APPROVED 9/0

IV. ADJOURNMENT: 3:56 P.M.